

**A first-of-its-kind
community for elite
athletes — seeking seed
partners to validate and
launch**

Presented by

Chris Simpson-Daniel

Seed Investment Prospectus

Date

2026

Website

<https://tempusgroup.co.za/>

Contact

**s.a.tempusgroup@gmail.com
admin@tempusgroup.uk**

The Problem We Solve



Elite athletes and high-performance individuals face a unique crisis when their careers end. Without the structure, community and physical support they have relied on their whole lives, many struggle with identity loss, isolation and declining health. The world offers no suitable community for people who have lived at the highest level - and that gap represents a genuine investment opportunity.



What the Market Gets Wrong

01.

No Purpose-Built Communities

Traditional retirement villages are designed for the general population—not for elite athletes who have spent decades at the peak of physical and mental performance.

02.

Inadequate Health Support

Standard residential care fails to address the physiological and psychological needs of high-performance individuals, including injury, CTE risk, and identity transition.

03.

No Peer Community

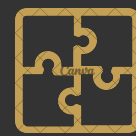
Athletes thrive among peers who share their experiences. Generic retirement communities cannot replicate the powerful social bonds formed in elite sporting environments.

Our Solution, Reimagined



Purpose-Built Residences

Private 2 and 4-bedroom luxury villas designed with accessibility, modern aesthetics, and the physical needs of high-performance bodies in mind.



Holistic Wellbeing

Onsite physiotherapy, counselling, fitness coaching, cognitive support, and visiting specialists including neurologists, psychologists, and allied health teams.



All-Inclusive Living

Utilities, maintenance, gym access, lap pool, spa, tennis courts, walking trails, and lifestyle programs — all included. No hidden costs, no complexity.



The Concept: Tempus Villages

The Business Concept

Tempus Villages South Africa creates modern, active communities where high-performance individuals can live with independence, dignity, and purpose. The model blends premium residential design, world-class lifestyle infrastructure, and holistic wellbeing services — purpose-built for elite athletes, engineered for long-term financial sustainability.



Key Features

Every aspect of Tempus Villages is designed around the lived experience of elite athletes and high-performance professionals. We deliver what no other community in South Africa currently offers.



World-Class Fitness & Recovery

Fully equipped gyms, lap pools, sports courts, spa, sauna, walking trails, and structured strength and conditioning programs.



Mental & Cognitive Wellbeing

Confidential counselling, brain health check-ins, memory programs, and emotional resilience support from specialists who understand life after sport.



Specialist Health Access

Visiting neurologists, psychologists, dieticians, and allied health teams—bringing expert care directly into the community.



Community & Connection

Social dinners, cultural events, guest speaker sessions, and curated offsite activities—creating genuine belonging among peers with shared life experiences.

Why Tempus Villages Is a Compelling Investment



There is no existing community purpose-built for elite athletes in South Africa. Tempus Villages enters a completely uncontested market, serving a demographic with substantial financial capacity and a clear, unmet need for structured, high-performance living beyond their careers.

Chris Simpson-Daniel
Founder, Tempus Villages



We are seeking seed-stage partners to co-fund waiting list validation, site feasibility, and concept development. Early investors enter at the lowest risk point, with the most upside as the model scales nationally.

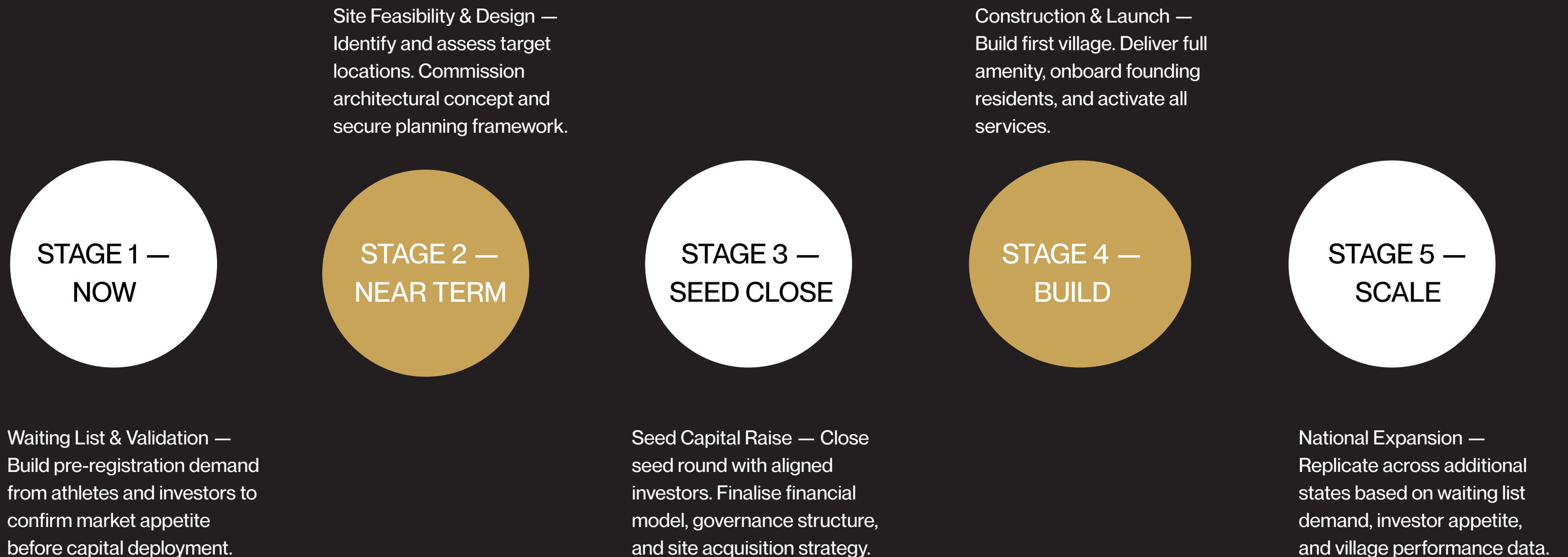
Gary Smith
Director, South Africa



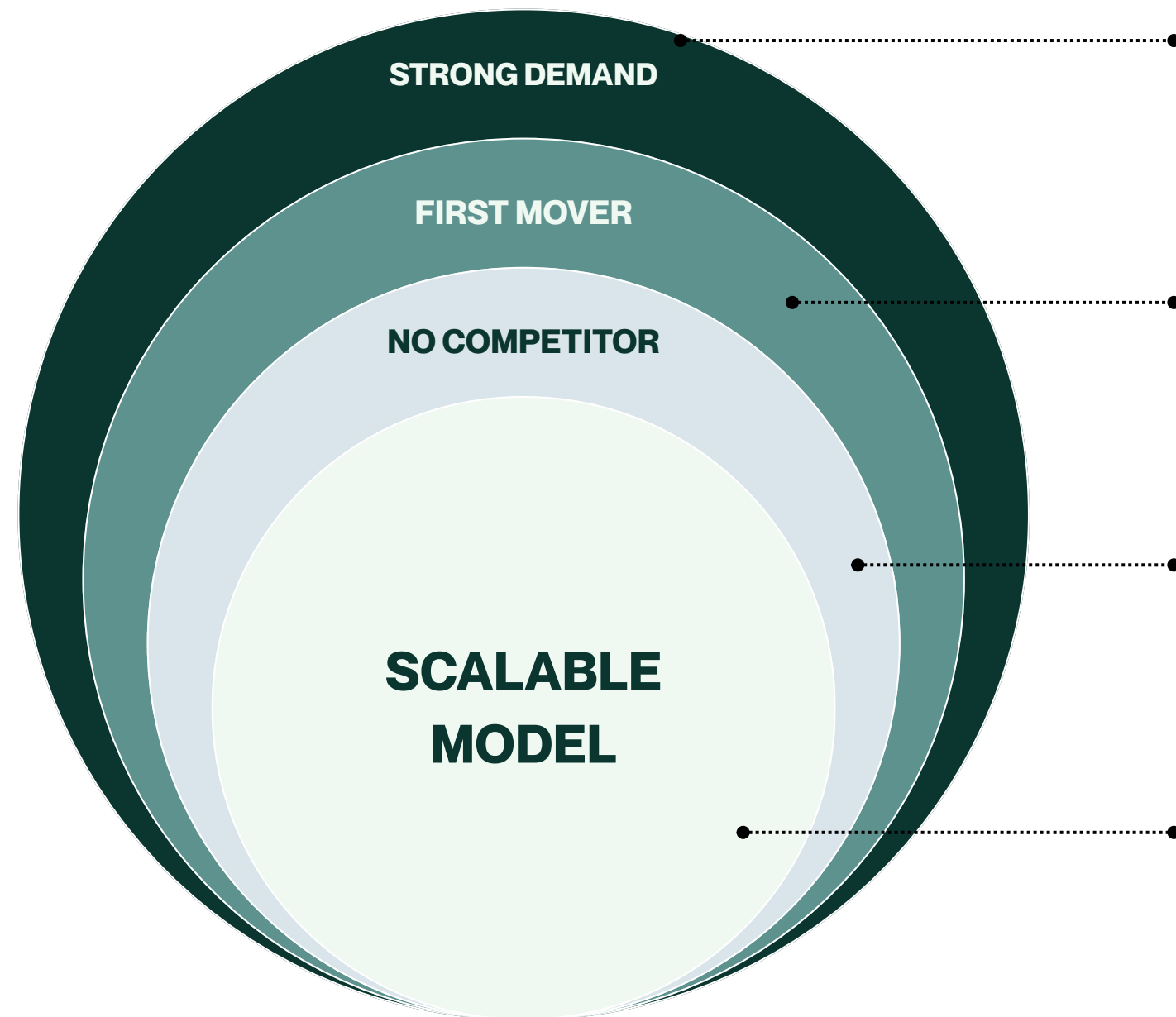
South Africa has thousands of retiring elite athletes with significant financial capacity and no suitable community to call home. The ageing high-performance cohort is growing. There is no competitor. We are first to market with a scalable, replicable model.

Edith Van Zyl
Director, South Africa

Development Roadmap



The Investment Opportunity



Strategic & Angel Investors:

Early-stage investors who want meaningful exposure to a first-mover concept with a credible founder, a validated gap, and a replicable model built for national scale.

Impact & Institutional Investors:

Investors seeking defensible returns in an asset class with clear social outcomes, long resident tenures, and recurring revenue across a scalable national network.

Property & Development Partners:

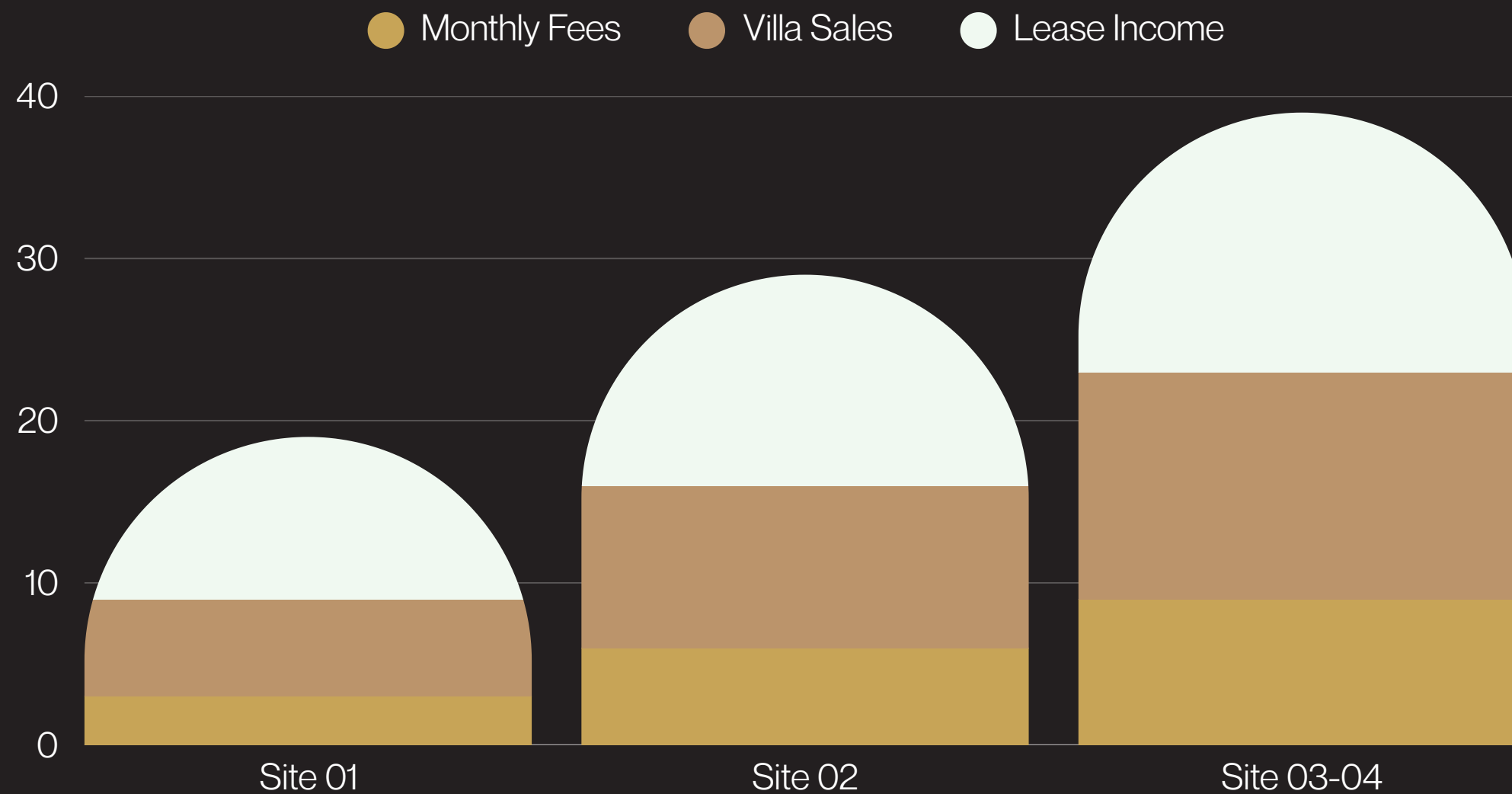
Land owners and developers seeking a premium, differentiated use case with a motivated operator, clear demand signals, and strong resident retention economics.

Seed Stage — Lowest Entry Point:

Investment at this stage funds waiting list validation and feasibility — the lowest-risk, highest-upside position available before site acquisition and construction.

Revenue Model & Returns

Tempus Villages generates returns across three streams: property sales, recurring lease income, and monthly service fees. This blended model creates both capital events and long-term, predictable cash flow — designed to scale across multiple village sites.



Villa Sales

Premium villa sales generate significant upfront capital returns per site, with pricing calibrated to the high-net-worth athlete demographic.



Lease Income

Luxury lease agreements deliver recurring, inflation-linked revenue — long average tenures and low vacancy risk given the specialised resident profile.



Monthly Service Fees

All-inclusive monthly fees covering facilities, lifestyle programs, and health services — a stable, scalable revenue layer with high resident retention.

Leadership & Vision



*Chris Simpson-Daniel
Founder*



*Edith Van Zyl
Director, South Africa*



*Gary Smith
Director, South Africa*



*Sharon Warley
Managing Director, UK*



*Brigadier James Richardson,
Military Ambassador & Liaison*



*Dr Emer MacSweeney,
BSc(Hons) MBBS, MRCP, FRCR
Cognitive Health Expert of the
Year 2021-2025*

01.

A World First

Pioneering a new standard in residential living — purpose-built exclusively for elite athletes.

02.

Whole-Life Wellbeing

We believe true wellbeing means caring for the body, the mind, and the community in equal measure.

03.

A Global Legacy

The UK, South Africa, Australia and expanding worldwide, our vision is a global network of athlete communities.

04.

Living with Purpose

At Tempus Villages, you live among peers who share elite sacrifices, a life with those who understand.



POTENTIAL ACQUISITION SITE

Mooi River - Kwazulu-Natal, South Africa

Asking Price: R34,500,000 · Erf: 80.79 ha · 58 self contained modern units

Mixed-use zoning presents opportunities for further developments.

Vacant land available for further development.

This prime location is situated within close proximity to the N3 Highway. Just 2 hours from Durban and 4 hours from Johannesburg.

It comprises:

- 58 self-catering modern units ranging from 1-4 bedrooms.
- Boma
- Conference Centre
- Manager's accommodation (2)
- Restaurant
- Stables (20)

Phone

+27 (61) 891-5388

Website

<https://tempusgroup.co.za/>

Email

s.a.tempusgroup@gmail.com
admin@tempusgroup.uk



INVEST IN THE FUTURE

Partner with Us to Build an Enduring Asset

Phone

+27 (61) 891-5388

Website

<https://tempusgroup.co.za/>

Email

**s.a.tempusgroup@gmail.com
admin@tempusgroup.uk**